

New Orleans Historic District Landmarks Commission  
Architectural Review Committee  
Meeting Minutes

Date: July 29, 2014

Location: City Hall, 1300 Perdido Street, 7<sup>th</sup> Floor New Orleans, Louisiana.

Called to order: 12:30 p.m.

Adjourned: 5:00 p.m.

Members present: John Wettermark, Wayne Troyer, Rick Fifield, John Klingman

Members arriving after beginning of the meeting: Elliott Perkins

Members Absent:

**I. AGENDA**

1. 3137 Constance Street

Application: Construct four-story, approximately 32,800 sf, multi-family development (1-level of off street parking at grade and 3 levels of residential above) on existing vacant lot.

Motion: The ARC agreed the activity of Magazine St. does not bleed toward Constance St. as significantly as supposed and the approach toward the site as a gateway to the Magazine St. commercial corridor is not appropriate. Furthermore, "grand" buildings of similar massing and siting are typically an expression of public use and access, and such an approach to the design of a privately-held, moderately sized apartment building is not appropriate. The ARC recommended approaching the site as a transition between the commercial and residential zones. The ARC recommended studying methods for introducing voids and/or setbacks to allow for the introduction of outdoor space and landscaping as a mitigating element. The ARC suggested one approach could be to site the building at the Constance St. end of the lot facing the river, leaving a gap between the two buildings. The ARC also noted the massing of the proposal appears to exceed the allowable FAR.

Rick Fifield made a motion to defer further review of the project pending incorporation of the ARC recommendations and verification of compliance with the allowable FAR.

By: Rick Fifield

Seconded: John Wettermark

Result: Passed

In favor: Unanimous

Opposed:

Comments:

2. 1758-1760 N. Rampart Street, 1034-40 St. Anthony Street

Application: General renovation of existing building including modification of window and door openings and dormer addition.

Motion:

The ARC made the following recommendations:

- The ARC could not agree on the appropriateness of constructing new dormers without historic evidence of such, but the ARC did agree the shed dormer does not fit the style of the building and the ARC recommended two separate dormers. If the shed dormer design is pursued based on the SHPO's suggestion, it should be distinctly contemporary with metal siding and contemporary windows, not wood

weatherboards and double-hung windows. The ARC suggested flat metal panels and hopper or sliding windows.

- The doors should be four-panel or multi-light French doors. The number of lights in the transoms should be reduced and simplified based on the selected style for the door.
- The shutters should be paneled similar to what is currently serving as doors, not batten.
- The concrete block building and connecting addition are contemporary and as such should be addressed in a contemporary manner, distinct from the historic main building, and not decorated with historic elements. The ARC suggested connecting the style of the addition to the style of the dormer.
- The abat vent should be sheathed with metal roofing material and the ridge tiles removed. The abat vent should cantilever without angled exterior supports; if additional support is required, the ARC recommended investigating if an additional metal bar could be sistered to the existing metal outrigger. Gutters should not be installed at the edge of the abat vent.

Rick Fifield made a motion to defer further review of the project pending incorporation of the ARC recommendations.

By: Rick Fifield

Seconded: Wayne Troyer

Result: Passed

In favor: Unanimous

Opposed:

### 3. 2511 Laurel Street

Application: Demolition of existing building and construction of two- story, single family residence.

Motion:

The ARC agreed the overall design approach is appropriate to the petite site and made the following recommendations:

- The ground floor should be proportionally shorter than the second floor so that it reads strongly as a base element. This may be achieved by either lowering the floor to ceiling height at the first floor and/or increasing the floor to ceiling height at the second floor. The current header height at the ground floor should be increased, but will need to be adjusted in relation to the changes in floor to ceiling height.
- The overhang on the left (3rd St.) side of the building is unnecessary. The ARC recommended approaching the bay as an enclosed portion of a covered, wrap-around balcony with its own roof line. Eliminating the overhang on the left side would also allow for the left wall of the building to be set back from the property line 3'-0" and for adjustments to the setback on the right (2nd St.) side of the building for the driveway, if desired. Alternately, it is not necessary to enclose a portion of the wrap-around balcony, but if enclosed, the wall facing Laurel St. should be set back several feet from the front wall of the building. The underside of the balcony should not be soffited.
- The brackets are not functional and should be eliminated.
- Wood is a more typical siding material at the ground floor of a raised house. The siding should end at a base line drawn at the landing of the front steps. The ARC suggested if stucco is preferred at the ground floor, investigating a waiver that would allow the building to be raised only 18" because it is in a historic area.
- The gas lantern should be eliminated. Can lights may be installed at the underside of the balcony.
- The front door should be solid wood in keeping with the articulation of the ground floor as a base.

Rick Fifield made a motion to defer further review of the project pending incorporation of the ARC recommendations.

By: Rick Fifield

Seconded: Wayne Troyer

Result: Passed  
In favor: Unanimous  
Opposed:  
Comments:

4. 933 Terpsichore Street

Application: Construct new, two-story, 2490 square foot double residential building.

Motion: The ARC agreed that the location of the front door as proposed is not appropriate. This building type should have a door at the front elevation, and the plan provided only has a forward facing side door that will essentially be blocked by the off-street parking. The Committee understands the constraints of the narrow site and suggested researching Sanborn map records to see if a service wing condition might have historic precedent which could be provided for the desired second rental unit. Although the proposed allusion to the Victorian house type is perhaps appropriate, there was concern that the details shown are not adequate for this building type. Please contact the Staff for assistance with this important detailing.

Wayne Troyer made a motion to defer a recommendation for conceptual approval and requested that the applicant return with a revised design.

By: Wayne Troyer  
Seconded: Rick Fifield  
Result: Passed  
In favor: Unanimous  
Opposed:  
Comments:  
Speaker:

5. 923 Terpsichore Street

Application: New Construction of a two –family residential building.

Motion: The ARC agreed that the massing of the proposed building should be moved forward to the front property line because of this historic house type. Furthermore, they were concerned that the proposal did not adequately emulate the type and needed modification. The building should be less historically stylized and respond better to programmatic concerns. This building type is generally built to the side property lines sharing walls with adjacent buildings. As this building would have side yard setbacks the proposed parapets at the roof line are not necessary and should be removed. There was some concern with the proposal to render the building out of brick. However, if that is the direction you intend to pursue then it is critical that the details are reflective of masonry construction. The balcony should be shallower. The garage doors should be drawn to represent true conditions.

Rick Fifield made a motion to recommended that the Commission grant conceptual approval of the massing only.

By: Rick Fifield  
Seconded: Wayne Troyer  
Result:Passed  
In favor: Unanimous  
Opposed:  
Comments:

6. 926 Melpomene Street

Application: Addition to two existing two-family residential building.

Motion: The ARC agreed that the concept of extending the second floor of the rear service wing was appropriate. However, the windows shown should be made taller and the roof line should be extended over the exterior stair.

Rick Fifield made a motion to recommended that the Commission grant conceptual approval with the details to be worked out at the staff level.

By: Rick Fifield

Seconded: John Klingman

Result: Passed

In favor: Unanimous

Opposed:

Comments:

7. 2339 St. Thomas Street

Application: Renovation of existing building, including addition of roof cricket; addition of columns at front porch; modification /addition of window openings; modification of rear awning.

Motion:

The ARC agreed the changes are appropriate and made the following recommendations:

- The pitch of the cricket should be lowered as much as possible.
- The columns at the front porch should be rectangular with a 10" front face. The capitals should have a plain band without a collar. The existing overhang beam needs to be drawn correctly.
- The column at the rear porch should be placed at the end of the roof. This may require the roof be shortened.
- The ARC suggested working with Staff to improve the existing aluminum windows on the Soraparu St. facade at the rear addition.

John Wettermark made a motion to recommend the conceptual approval of the proposal with the recommendations of the ARC and the details to be worked out at the Staff level.

By: John Wettermark

Seconded: Rick Fifield

Result: Passed

In favor: Unanimous

Opposed:

Comments:

8. 1016 Delaronde Street

Application: Construction of a three-story, single family residence with detached garage.

Motion: The ARC agreed the overall massing of the building is awkward, specifically a camelback on a five-bay center hall is atypical and creates a bulky mass toward the rear. A successful camelback massing has a narrow horizontal element in the front and a thin vertical element in the rear. The ARC recommended streamlining and editing the mass, including lowering the roof pitch and eliminating the 3rd floor cupola. The ARC suggested considering a full two-story building.

The ARC agreed the front porch should be 6'-0" deep. The steps may be into the porch as necessary to allow for a gate to open in front.

The ARC agreed the window to wall ratio at the sides needs to be increased; the windows should be larger.

The ARC agreed the massing of the current carport roof is not appropriate and recommended extruding the garage roof or designing a porte cochere that is an additive element to the main building mass.

Rick Fifield made a motion to defer further review of the project pending incorporation of the ARC recommendations. The ARC also expressed their support of the proposal to install solar panels despite the high degree of visibility of the proposed building.

By: Rick Fifield

Seconded: Wayne Troyer

Result: Passed

In favor: Unanimous

Opposed:

Comments:

9. 620-48 Opelousas Avenue

Application: Addition of rooftop deck, ADA accessible ramp at side entry and new fire egress at rear door.

Motion: Rick Fifield made a motion to recommend the Commission grant conceptual approval of the proposal with the recommendation that the 'L'-shaped stair enclosure toward the rear (Evelina St.) be squared. The ARC also suggested cladding the stair enclosures with metal panels.

By: Rick Fifield

Seconded: Wayne Troyer

Result: Passed

In favor: Unanimous

Opposed:

Comments:

10. 931 St. Andrew Street

Application: Construction of second floor raised deck at side building.

Motion: The ARC agreed that the proposed second floor covered deck was not appropriate for the side elevation of this building. They recommended a covered porch at the ground floor at this elevation with a low pitched metal roof that should spring from a point below the existing roof eave. It was unclear if the proposed second floor roof deck would be visible at the rear elevation. If so they recommend pulling it in from the corners which would mitigate visibility and extending the existing roof line over it for protection.

Rick Fifield made a motion to recommend that the Commission grant conceptual approval.

By: Rick Fifield

Seconded: John Klingman

Result: Passed

In favor: Unanimous

Opposed:

Comments:

11. 3014 Dauphine Street

Application: New Construction of a mixed use building.

Motion: The ARC agreed that the proposed curtain wall infill was appropriate. However, they were concerned that the mullions shown were too heavy although perhaps necessary in order to comply with current impact resistance requirements. They recommended that, although signage was not included in the current proposal, it should be considered holistically as part of the overall design package in order to retain quality control.

Rick Fifield made a motion to recommend that the Commission grant conceptual approval with the details to be worked out at the staff level.

By: Rick Fifield

Seconded: John Klingman

Result: Passed

In favor: Unanimous

Opposed:  
Comments:

12. 218-222 N. Roman Street

Application: Relocate existing marble steps and construct ADA accessible ramp at front of designated landmark.

Motion: The ARC agreed that special care must be taken with this modification as the building is a designated landmark. They recommended removing the existing curb directly at the gate that enters the site but maintaining the majority of the elevated concrete plaza and plinth beneath the existing wrought iron fence. The ramp should begin at grade at a point to the right of the entrance making two left turns with landings, forming a squared-off "C" shape around the existing planter. This more gradual rise would not only be less obtrusive, because it would not require a guardrail, but would also be less expensive to construct.

Wayne Troyer made a motion to recommended that the Commission grant conceptual approval with the details be worked out at the staff level.

By: Wayne Troyer

Seconded: Rick Fifield

Result: Passed

In favor: Unanimous

Opposed:

Comments:

13. 2200 Royal Street

Application: Construct 764 sf, one-story addition at Royal Street side of building.

Motion: John Wettermark made a motion to recommended that the Commission grant conceptual approval of the proposal with the following recommendations:

- The Royal St. wall of the addition should be setback a minimum of 6" to distinguish the addition for the existing building. Alternately, the ARC suggested moving the addition to the rear of the property such that there was a gap between the buildings.
- The parapet wall of the addition is too high and should be lowered so that it does not extend above the bottom of the fire escape landing. This may require lowering the ceiling height. The edge of the parapet should be simply articulated to resemble a high garden wall.
- The new transoms on the front (Elysian Fields Ave.) facade should have four lights.

By: John Wettermark

Seconded: Rick Fifield

Result: Passed

In favor: Unanimous

Opposed:

Comments:

14. 910 3<sup>rd</sup> Street

Application: Demolish existing structure and construct one, two-story addition at Royal Street side of building.

Motion: The ARC voted unanimously to recommended that the Commission grant conceptual approval of the proposal with the following recommendations:

- The 10'-0" floor to ceiling height is too low for this style of the building. The design should be simplified of the floor to ceiling heights increased to 11'-0" and 11'-0" or 12'-0" and 10'-0" at the first and second floors, respectively.
- An 18" window sill height is awkward. The sills should either be raised or lowered to the floor. The ARC suggested the windows on the front facade be lowered to the floor at both levels.
- The front porch columns should be equally spaced.

- The front porch should be at least 12" deeper. The wing wall at the side steps to the porch should be widened to provide a substantial base to the column.
- The front porch columns should be rectangular with a 10" front face by 6" or 8" deep. The balusters should be square, not turned.
- A window should be added on the left (Laurel St.) side at Bedroom #2 on the second floor.
- A privacy fence should be added at the end of the driveway to conceal the mechanical units.

By: John Wettermark  
 Seconded: John Klingman  
 Result: Passed  
 In favor: Unanimous  
 Opposed:  
 Comments:

15. 1125-27 Delachaise Street

Application: Retention of demolition of existing one-story building and construction of two-story building.

Motion: Wayne Troyer made a motion to recommended conceptual approval of the proposal with the following recommendations and the details to be worked out at the Staff level:

- Flush, tongue and groove siding, not drop siding, should be installed in the gable end on the front facade.
- A rectangular vent or window should be installed in the front gable end.
- The roof should extend and overhang the gable-end 6" to 8".
- The columns should be built out to 10"x6", with the long face parallel to the street.
- The wood rail should be heavier. Staff can provide a detail.
- Two iron vents should be added to the front chainwall.
- The crown molding on the side and rear windows should be eliminated. The ARC cannot overrule the Commission's decision to require the windows be recess mounted.
- The correct door detail needs to be provided.

By: Wayne Troyer  
 Seconded: John Klingman  
 Result: Passed  
 In favor: Unanimous  
 Opposed:  
 Comments:

16. 1609 Gov. Nicholls

Application: Construction of a two-story residential building.

Motion: This application was withdrawn.

17. 3700 Orleans Avenue

Application: Permit for modifications/upgrades to the American Can building retail façade.

Motion: Rick Fifield noted the following: The American Can Company is a local and National Register Landmark. With this status special consideration should be given to alterations and additions to the building. The proposed work which includes enclosure of all remaining loading docks, demolition of all the historic infill and replacement with commercial storefront glazing system, addition of a secondary walkway to the Orleans Avenue side and the erection of a perforated metal "scrim" along the loading dock frontage with super-graphics and vines amounts to a total obliteration of the historic development of this portion of the building. This amounts to a wholesale removal of historic fabric and replacement with a bland commercial front reminiscent of sub-urban strip shopping malls. I oppose the removal of historic fabric, enclosure of historic open space and the covering of the remaining facade with the metal scrim completely obscuring this portion of the landmark mark building. The other architects did not agree

with his perspective. John Wettermark made a motion to recommend conceptual approval of the proposal with the recommendations of the ARC and the details to be worked out at the Staff level.

By: John Wettermark

Seconded: John Klingman

Result: Passed

In favor: John Wettermark, Elliott Perkins, John Klingman, Wayne Troyer

Opposed: Rick Fifield

Comments:

18. 3230 Camp Street

Application: Partial demolition and two-story addition to rear of existing one-story residence.

Motion: John Wettermark made a motion to recommend conceptual approval of the proposal with the following recommendations and the details to be worked out at the Staff level:

- The balusters should be square, not turned.
- The pilasters at the front door should be wider.
- The corner column at the side porch looks diminutive. The dimensions of the column should be studied.
- The proportions and dimensions of the bracket and dentil detail at the front porch entablature should be carefully studied.

By: John Wettermark

Seconded: John Klingman

Result: Passed

In favor: Unanimous

Opposed:

Comments:

19. 641 St. Ferdinand Street

Application: This item was withdrawn.

20. 701-05 1<sup>st</sup> Street

Application: Renovation of building including replacement and addition of windows and doors; modification of gable on chippewa street façade to create recessed third floor balcony; addition of wrap around covered gallery and balcony; raising of roof line at rear.

Motion: The ARC agreed in general the improvements are appropriate, but the design should be more unifying and consistent. The semicircular opening for the balcony at the new gable end is aggressive and there is no basis for introducing the design. The ARC expressed concern that the balcony element and the gallery roof may be in conflict at this location and suggested an uncovered gallery. The ARC recommended further study of alternatives for treating the third floor that maintains the existing hip and gable and works with the gallery roof, if the gallery is to be covered at this location.

The ARC agreed an awning should be added to protect the rear (Annunciation St.) doors and that the circular windows at the 1st St. gable end and right (Soraparu St.) side stair are appropriate.

Elliott Perkins made a motion to defer further review of the project pending incorporation of the ARC recommendations.

By: Elliott Perkins

Seconded: John Klingman

Result: Passed

In favor:

Opposed:



Comments: Wayne Troyer resuced himself.

21. 2600-2604 Magazine Street, 1030-1032 3<sup>rd</sup> Street

Application: Construct two story addition at 3<sup>rd</sup> street side of building.

Motion:

John Klingman made a motion to recommended that the Commission grant conceptual approval of the proposal with the following recommendations:

- The French doors at the first floor should be eliminated and windows installed.
- The six-panel entry door should be a pane-over-panel door with a squared, not arched, transom. The recessed entry is not necessary because the opening is protected by the overhang of the balcony; if the recess is kept, the opening should be squared and trimmed with wood similar to the door and window trim.
- Windows should be added to the left (Constance St.) side elevation.

By: John Klingman

Seconded: John Wettermark

Result: Passed

In favor: Unanimous

Opposed:

22. 1200 Pauline Street

Application: Review of details of two-story addition to single family residential building.

Motion: John Klingman made a motion that the applicant should work out the details with the staff.

By: John Klingman

Seconded: John Wettermark

Result: Passed

In favor: Unanimous

Opposed:

Comments:

At this time, there was no further business to discuss, and the meeting was adjourned.